

# TOWN OF LA POINTE TOWN PLAN COMMISSION PUBLIC HEARING

Wednesday, December 8, 2010

5:00 P.M.

At the La Pointe Town Hall

(location may possibly move to the La Pointe Elementary School  
Gym if participation dictates the need for more space)

## AGENDA

By directive of the Town Board of the Town of La Pointe the Town Plan Commission will hold a Public Hearing on Wednesday, December 1, 2010 at 5:00 P.M. at the La Pointe Elementary School Gym to hear public comment regarding proposed amendments to the text of Zoning Ordinance and the Official Zoning Map. Specifically:

A. SECTION 1 INTRODUCTION

- **1.1 Authority and Purpose:** Amend language

B. SECTION 2 DEFINITIONS: Add and delete several definitions, amend several existing definitions

C. SECTION 3 ZONING DISTRICTS: Establishment of new zoning districts for compliance with Comprehensive Plan. Add, Delete and Amend permitted and conditional uses in all existing zoning districts.

D. SECTION 4 GENERAL PROVISIONS

- **4.2 Standard District Requirements:** Amend language regarding Yard Requirements, Height Exceptions, Lot Sizes, Accessory Uses and Structures, Drainage/Sanitation/Water Supply. Delete requirements regarding Development in Areas with Poor Soils. Add sections regarding Parcels in Multiple Zoning Districts, Minor Accessory Structures, Construction Site Maintenance and Erosion Control.
- **4.3 Supplementary Regulation:** Amend language regarding Off-Street Parking Regulations, Nonconforming Lots of Record, Camping on Private Lands
- **4.4 Shoreland Regulations:** Amend language regarding Setbacks, Removal of Shoreline Cover, Commercial Forestry, Filling/Grading/Ditching/Lagooning.
- **4.5 Floodplain Regulations:** Amend language

E. SECTION 5 SIGNS:

- a. **5.1 through 5.4:** Amend language regarding signs

F. SECTION 6 REGULATION OF SPECIAL USES

- **6.1 through 6.10 General Provisions:** Amend language regarding Quarries (Gravel Pits) and Mines, Junk/Salvage Yards, Planned Unit Residential Developments, Travel Trailer Parks/Campgrounds, Rental of Single Family Dwellings, Light Industrial Zone, Use of Residential Dwellings for Occupational Businesses. Delete section regarding Mobile Home Park. Add sections regarding Lodging Facilities, Accessory Dwellings (Guest Houses), Rental of Accessory Dwellings (Guest Houses), and Sexually-Oriented Businesses.

G. SECTION 7 CONDITIONAL USES:

- a. **7.1 through 7.2:** Amend language regarding the process of Conditional Use Permit Application procedure and appeal.

H. SECTION 8 ADMINISTRATION:

- **8.1 Zoning Administrator:** Amend language regarding the Duties, Power and Authority of Zoning Administrator.
- **8.1 Sanitary Agent:** Amend language
- **8.3 Land Use Permits:** Amend language regarding Permits Required, Application Procedure, Expiration.
- **8.4 Permit Process:** Amend language
- **8.5 Enforcement:** Amend language
- **8.6 Written Orders:** Amend language
- **8.8 Nuisance:** Amend language
- **8.9 Unlawful Building or Structure:** Amend language

- I. SECTION 9 NONCONFORMING USES:**
  - a. **9.1:** Delete existing Section 9.1. Reformat to add sections regarding Nonconforming Uses, Nonconforming Structures as it pertains to non-shoreline nonconformities, and Nonconforming Structures as it pertains to shoreline setback.
- J. SECTION 10 ZONING BOARD OF APPEALS**
  - a. **10.2 Rules:** Amend language to add By-Law requirements and authorize the BOA to hear Conditional Use Permit Appeals.
- K. SECTION 11 AMENDMENTS**
  - a. **11.1 Procedure:** Delete existing language and add detailed language for the process of amending the text and map of Zoning Ordinance.
- L. SECTION 12 PUBLIC HEARINGS**
  - a. **Section 12 Notice:** Amend language
- M. SECTION 13 TOWN PLAN COMMISSION**
  - a. **13.1 Establishment:** Amend language
  - b. **13.2 Compliance:** Amend language
  - c. **13.3 Membership:** Amend language
  - d. **13.4 Organization:** Amend language
  - e. **13.5 Powers:** Amend language
  - f. **13.6 Applications:** Amend language
  - g. **13.8 Hearings:** Amend language
- N. SECTION 15 COMPLAINTS**
  - a. **15.1:** Amend language to create separate procedures regarding Land Use Permit Complaints (or lack thereof) and Conditional Use Permit Complaints.
- O. SECTION 16 APPENDICES: New Section**
  - a. **16.1 Zoning Schedules-Dimensional Requirements:** Amend Schedule to include new Zoning Districts and amend existing setbacks
  - b. **16.2 Lot Width for Irregular Shaped Lots:** New Section
  - c. **16.3 Zoning District Use Matrix:** New Section. Visual table to coincide with Section 3 Permitted and Conditional Uses
  - d. **16.4 Lots in Multiple Zoning Districts:** New Section. Visual aid to coincide with new Section 4.2(F).
- P. SECTION 17 ZONING MAP : New Section**

Amend Official Zoning Map of the Town of La Pointe for consistency with the Zoning Districts and Uses listed in Comprehensive Plan of the Town of La Pointe Future Land Use Map as well as rezone established nonconforming uses to make them conforming.

**The Zoning Ordinance is also proposed to be reformatted/renumbered throughout for consistency and legibility. Footnotes and appendices indicating dates of previous amendments are proposed to be deleted. Date of enactment of amendments and/or map changes are proposed to be kept on file separate from the Zoning Ordinance.**

**Anyone wishing to express their views or concerns regarding the changes are invited to attend this Public Hearing or submit their views in writing to Town of La Pointe Zoning Dept. PO Box 270, La Pointe, WI 54850 or fax (715) 747-6654. Draft text and zoning map may be viewed at [www.townoflapointewi.gov](http://www.townoflapointewi.gov) with paper copies available at the Madeline Island Public Library and La Pointe Town Hall. Please submit email requests and submissions to the Zoning Administrator at [lapointeza@cheqnet.net](mailto:lapointeza@cheqnet.net).**

**Ted Pallas**  
**Town Plan Commission Chair**

**Jen Croonborg-Murphy**  
**Zoning Administrator**

Notice is hereby given that a majority of the members of the La Pointe Town Board may be present at the Public Hearing to be held on Wednesday, December 8, 2010 at 5:00 pm at the La Pointe Town Hall (possibly the Elementary School) to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Town Board and must be noticed as such although the Town Board will not take any formal action at this meeting.

Notice is hereby given that a majority of Members of the Madeline Island Sanitary District, CAPP Committee, Harbors Committee, Alternative Energy Committee, Affordable Housing Committee, Library Board, and other Town Governmental Bodies may be present at the Public Hearing to be held on Wednesday December 8, 2010 at 5:00 pm at the La Pointe Town hall (possibly the Elementary School). This constitutes a meeting of those Governmental Bodies and must be noticed as such although such Bodies will not take any formal action at this meeting.

The La Pointe Town Hall and La Pointe Elementary School Gymnasium are handicap accessible facilities. However, if you require special needs or services pertaining to a disability please contact the Zoning Administrator at (715) 747-2707 with reasonable notice and every attempt will be made to accommodate.